

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Council members

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: Annie Feng, Planner II

SUBJECT: Site Plan MSP 7-1-02 Millcreek Ranches, 3011 SW 148 Avenue/Generally located at the west side of SW 148 Avenue and approximately 1007 feet south of SW 27 Street.

AFFECTED DISTRICT: District 4

TITLE OF AGENDA ITEM: MSP 7-1-02, Southern Homes of Davie II, LLC, and Southern Homes of Broward, Inc. 3011 SW 148 Avenue (A-1, Agricultural District)

REPORT IN BRIEF: The applicant proposes the construction of 18 single family homes on 19.54 acres. The development is known as Millcreek Ranches located on the west side of SW 148 Avenue and south of the proposed single family development know as Sharon Gardens. The proposed 18 single-family homes have the minimum lot size of 35,000 square feet on a 50-foot wide public right-of-way. Sidewalks and street trees are provided on both sides of the street. The applicant will dedicate additional 25 feet along the west property line for the future right-of-way. The site plan layout is consistent with the design principles of the rural lifestyle requirements.

A master model plan including seven (7) floor models with 25 elevations has been approved by the Town Council on June 18, 2003. The master model plans will be used for other Southern Homes projects including Flamingo Plat, Blackstone Creek, Diamond Creek, Charleston Oaks, Woodbridge, and MillCreek Ranches. Most of the models present country styles, which incorporate front porches, decorative cornices, columns, and shutters. The proposed models are in consistent with the Anti-Monotony principles required by the Rural Lifestyle Ordinance.

A ten-foot equestrian trail is proposed along the west side of SW 148 Avenue. It will connect to the proposed ten-foot equestrian trial along Sharon Gardens to the south, and ultimately to the proposed equestrian trial along the east side of SW 148 Avenue along Charleston Oaks Development. The ten-foot equestrian trail will be provided inside of the 20-foot landscape buffer along SW 148 Avenue. Landscaping design meets the Rural Lifestyle Regulations.

PREVIOUS ACTIONS: None

CONCURRENCES: At the October 21, 2003 Site Plan Committee meeting, Vice-Chair Evans made a motion, seconded by Ms. Aitken, to approve subject to the planning report (Motion carried 4-0 with Mr. Breslau absent).

FISCAL IMPACT: N/A

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Site Plan Committee and Town Council for further consideration. In addition, the following conditions shall be addressed prior to final site plan approval:

1. Homeowner Association (HOA) documents shall be recorded prior to the issuance of the first C.O. for the single-family homes. The HOA documents shall address that horses and barns be allowed subject to the Town of Davie regulations.
2. A special permit shall be approved by the Town Council for the sales trailer.

Attachment(s): Planning Report, Land Use Map, Zoning and Aerial Map, Site Plan

Application: MSP 7-1-02
Exhibit "A"

Revisions: 10/27/03
Original Report Date: 10/6/03

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division Staff
Report and Recommendation

Applicant Information

Owner/Petitioner:

Name: Southern Homes of Davie II, LLC, and Southern Homes of Broward, Inc.
Address: 12900 SW 128 Street, Suite 100
City: Miami, FL 33186
Phone: (305) 971-0102

Background Information

Application History: No deferrals have been requested.

Site Plan Committee Recommendations: Approved

Application Request: Site plan approval for the construction of 18 single family homes on 19.54 acres. The development is known as Millcreek Ranches.

Address/Location: 3011 SW 148 Avenue/Generally located at the west side of SW 148 Avenue and approximately 1007 feet south of SW 27 Street.

Future Land Use Plan Designation: Residential (1 DU/AC)

Zoning: A-1 (Agricultural District)

Existing Use: Vacant

Proposed Use: Single family homes

Parcel Size: 19.54 acres

Surrounding Uses:
North: Vacant
South: Single Family Homes
East: Single Family Homes
West: Nursery

Surrounding Land
Use Plan Designation:
Residential 1 DU/AC
Residential 1 DU/AC
Residential 1 DU/AC
Residential 1 DU/AC

Surrounding Zoning:
North: A-1 (Agricultural District)

South: R-1 (Estate Dwelling District)
East: A-1 (Agricultural District)
West: A-1 (Agricultural District)

Zoning History

Related Zoning History:

On October 16, 2002, the Town Council approved Ordinance 2002-35, amending the Land Development Code to create Article IX of Chapter 12, entitled "Rural Lifestyle Regulations" and to create Scenic Corridors Overlay District.

On January 15, 2003, the Town Council approved Ordinance 2003-1, amending the Code of Ordinance Section 12-81A and Section 12-287, providing for revised development standards in the A-1 zoning district.

Previous Request on same property:

The Town Council approved the plat, Millcreek Ranches, on June 18, 2003. The plat is a boundary plat restricted to 18 single-family homes.

Application Details and Staff Analysis

The applicant's SUBMISSION indicates the following:

1. *Site:* The subject site is 19.54 acres in area located on the west side of SW 148 Avenue and approximately 1007 feet south of SW 27 Street. It is adjacent to the 15-acre vacant parcel with the proposed development of 15 single family homes known as Sharon Gardens. The applicant is proposing 18 single-family homes with the minimum lot size of 35,000 square feet on a 50-foot wide public right-of-way. Sidewalks and street trees are provided on both sides of the street.
2. *Equestrian Trail:* A ten-foot equestrian trail is proposed along the west side of SW 148 Avenue. It will connect to the proposed ten-foot equestrian trial along Sharon Gardens to the south, and ultimately to the proposed equestrian trial along the east side of SW 148 Avenue along Charleston Oaks Development. The ten-foot equestrian trail will be provided inside of the 20-foot landscape buffer along SW 148 Avenue.
3. *Building:* The master model plan including seven (7) floor models with 25 elevations has been approved by the Town Council on June 18, 2003. The master model plans will be used for Southern Homes projects including Flamingo Plat, Blackstone Creek, Diamond Creek, Charleston Oaks, Woodbridge, and Millcreek Ranches.
4. *Access and Parking:* The access to the site is through SW 148 Avenue via a 50-foot dedicated road right-of-way. The applicant will dedicate an additional 25 feet along the west property line for future road right-of-way. Each single family home has a minimum two car garage and driveway to accommodate parking requirements.

5. *Lighting:* The proposed photometric lighting plan meets the code requirements. The lighting fixtures in the community comply with the approved lighting fixtures for the rural lifestyle. The 18-foot streetlights with large canopy street trees will provide pedestrian friendly environments within the community.
6. *Landscaping:* A 20-foot landscaping buffer including a ten-foot equestrian trail is proposed along SW 148 Avenue, while a ten-foot landscaping buffer will be provided along the west property line to buffer the development from the future right-of-way.

The landscaping buffer along SW 148 Avenue consists of street trees, canopy trees, sub-canopy trees, and continuous hedges. Live Oaks and Mahogany trees are proposed street trees and canopy trees accented with flower and specimen trees including Slash Pines and Gumbo Limbo. The entrance feature trees are Live Oaks in the entrance landscape islands.

The typical landscaping plan for each home indicates canopy trees accented with flower trees, palms, shrubs and ground covers provided.

7. *Drainage:* An 80-foot lake along the south property line and a 30-foot drainage easement are proposed on site.

Significant Development Review Agency Comments

Landscaping:

1. The eight (8) Oaks in the front entrance islands shall be reduced to five (5) and staggered.
2. Replace the Seagrape hedges with the Orange Jasmine or “Nora Grant” Ixora.

Applicable Codes and Ordinances

Article IX of the Land Development Code, Rural Lifestyle Regulations for site design, building design, circulation, scenic corridor buffer, and fence and wall.

Section 12-287 of the Land Development Code requires minimum lot size of 35,000 square feet and minimum lot frontage of 140 feet. The required minimum setbacks are: front 40'-50', side 30', and rear 35'. The Maximum building coverage is 25 percent.

Section 12-208 (A)(7) of the Land Development Code requires two (2) spaces for each single-family dwelling unit.

Article VII of the Land development Code, Off-street parking.

Comprehensive Plan Considerations

Planning Area: The subject site is located in Planning Area 2. Planning Area 2 includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by SW 100 Avenue. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 113.

Applicable Goals, Objectives & Policies: *Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Findings of Fact

Staff finds that the site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks and buffering, and parking requirements. The proposed project is compatible with the surrounding neighborhood.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to Site Plan Committee and Town Council for further consideration. In addition, the following conditions shall be addressed prior to final site plan approval:

1. Homeowner Association (HOA) documents shall be recorded prior to the issuance of the first C.O. for the single-family homes. The HOA documents shall address that horses and barns be allowed subject to the Town of Davie regulations.
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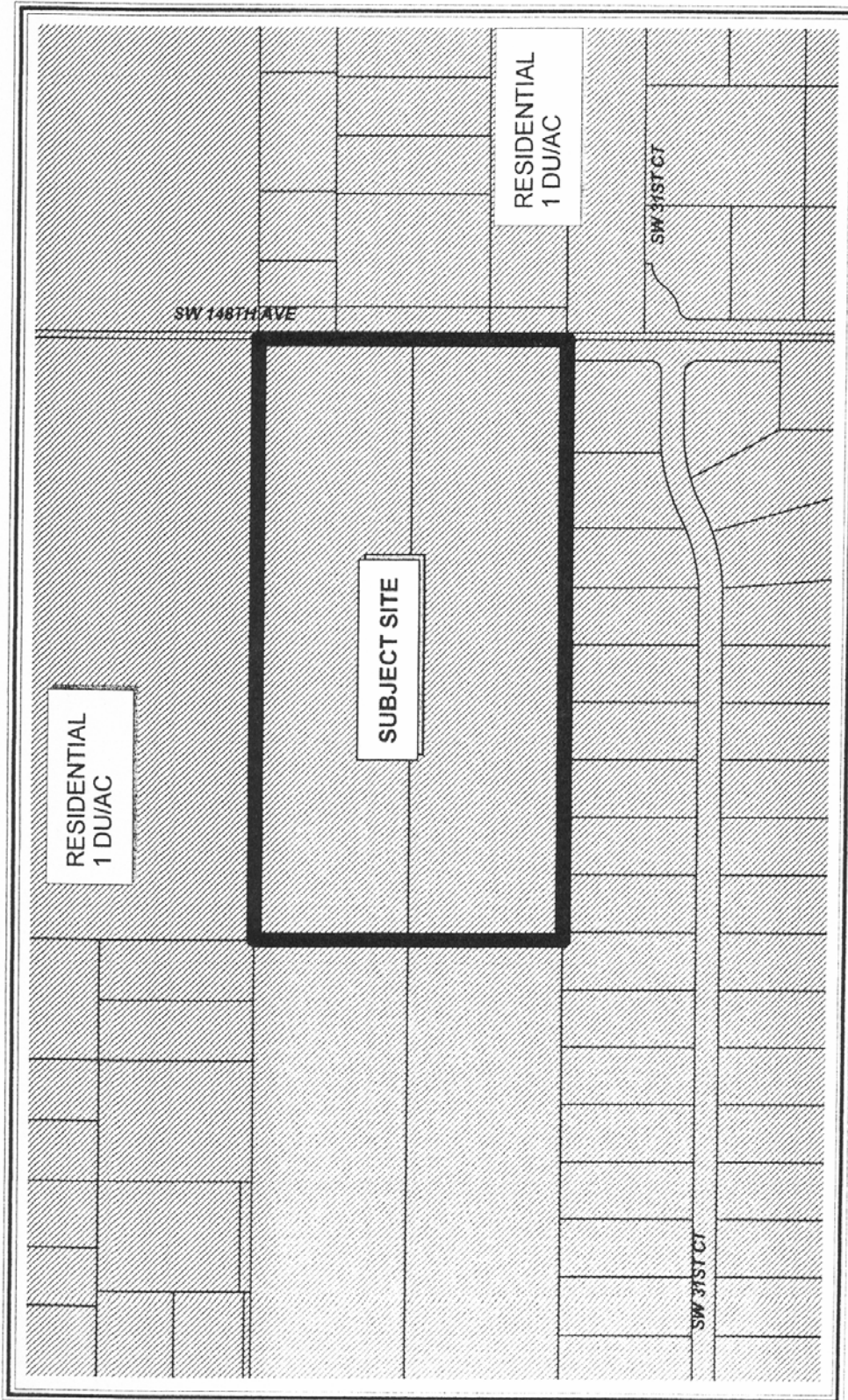
Site Plan Committee Recommendation

At the October 21, 2003 Site Plan Committee meeting, Vice-Chair Evans made a motion, seconded by Ms. Aitken, to approve subject to the planning report (Motion carried 4-0 with Mr. Breslau absent).

Exhibits: Site Plan, Future Land Use Map, Zoning and Aerial Map.

Prepared by: _____

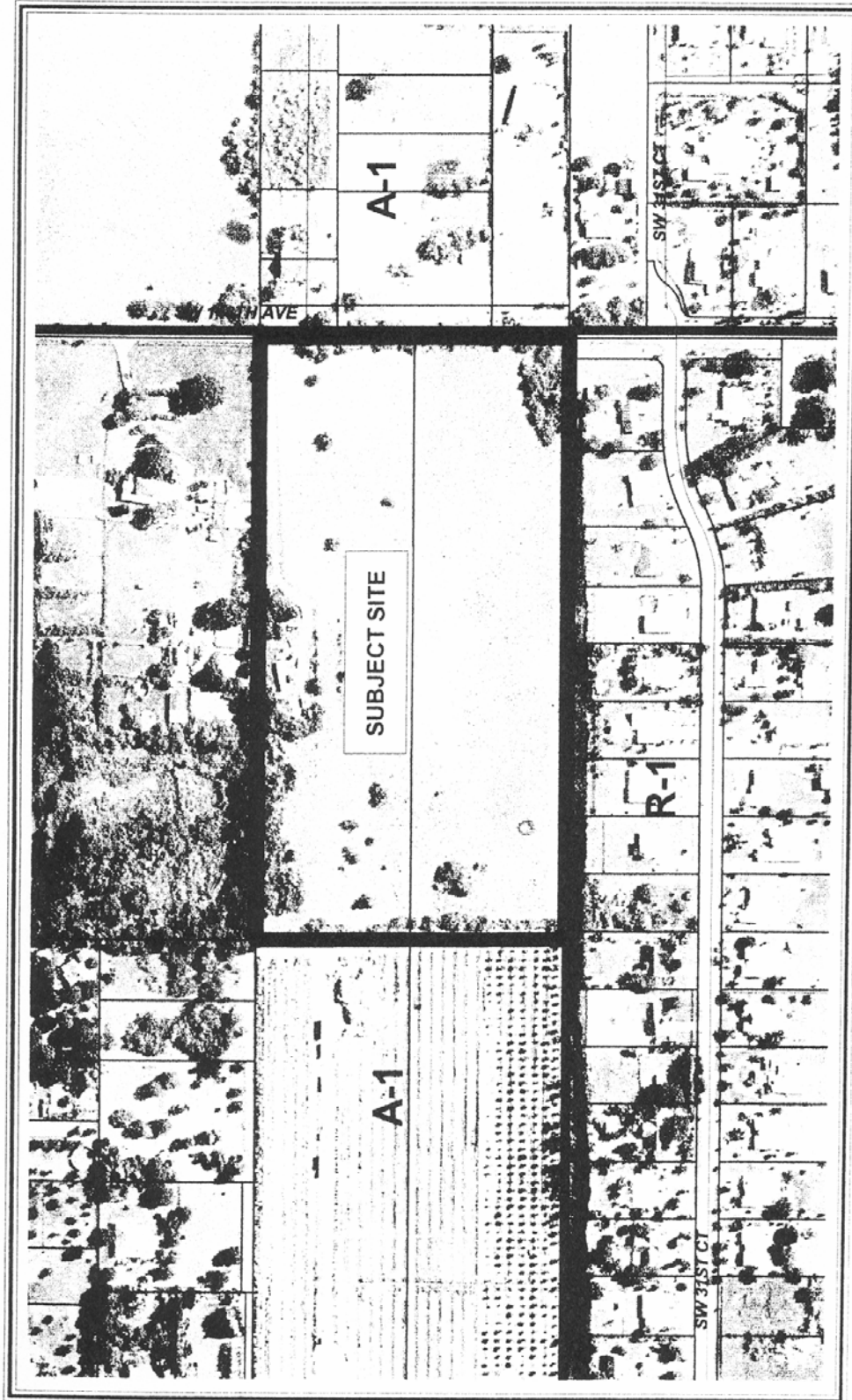
Reviewed by: _____



PETITION NUMBER: MSP 7-1-02

Future Land Use Map
Scale: 1"=300'
Planning & Zoning Division - GIS
Prepared 7/23/02





PETITION NUMBER: MSP 7-1-02

Zoning and Aerial Map
Aerial Date Flown: January, 2001
Scale: 1"=300'
Planning & Zoning Division - GIS
Prepared 7/23/02

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